

ORDINANCE NO. ____ OF 2015

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE EAST SIDE OF VIKING DRIVE APPROXIMATELY 760 FEET NORTH OF EAST OLIVE, SHREVEPORT, CADDO PARISH, LA, FROM R-1H, URBAN ONE FAMILY RESIDENCE DISTRICT TO B-1 BUFFER BUSINESS DISTRICT WITH SITE PLAN APPROVAL, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the east side of Viking Drive approximately 760 feet north of East Olive, Shreveport, Caddo Parish, LA, legally described below, be and the same is hereby changed from R-1H, Urban One Family Residence District to B-1, Buffer Business District with site plan approval:

A parcel of land in Sec 5, T17N, R13W, Shreveport, Caddo Parish, LA, more fully described as: Beginning at the W/4 corner of Sec 5 run thence S89°27'E along the south line of the N/2 of said Sec for 2645.2 feet, run thence N0°31'30"E for 110 feet to the POB of the tract herein described; run thence N0°31'30"E along Viking as improved 726.4 feet, run thence S89°27'E & parallel to the south line of the N/2 of Sec 5 for 304 feet, run thence S0°31'30"W & parallel to Viking 184.4 feet, run thence S89°27'E parallel to the south line of the N/2 of Sec 5 for 198.13 feet, run thence S°31'30"W parallel to Viking Dr 652 feet to a point on the south line of the N/2 of Sec 5; run thence N89°27'W along said line 64.02 feet, run thence N0°31'30"E for 60 feet, run thence N89°27'W 198.11 feet, run thence N0°31'30"E for 50 feet, run thence N89°27'W for 210 feet, run thence S0°31'30"W for 110 feet to a point on the south line of the N/2 of Sec 5, run thence N89°27'W along the south line of the N/2 of Sec 5 for 30 feet to the POB; containing 8 acres M/L.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulations:

1. A subdivision plat shall be submitted to and approved by the MPC that defines the park boundaries, including the area that currently encroaches into the school property to the north.
2. Obtain a parking agreement from the Caddo Parish School District that allows for the use of a minimum of 36 parking spaces for use except during the hours of 7 a.m. to 4 p.m. weekdays while school is in session.
3. Additional property shall be obtained from the Caddo Parish School District and incorporated into a single lot of record that is of sufficient size and configuration to legally contain all of the existing and planned improvements.
4. A revised site plan shall be submitted to and approved by the Executive Director that indicates the following:
 - a. The location of an area enclosed by a six foot high solid wood fence containing enough space for two or three refuse containers.
 - b. The location and description of any improvements that will manage storm water detention including above ground basins or subsurface detention systems.
 - c. Indicate all property boundaries modified by the requested plat of the property on the site plan with dimensions that clearly demonstrate that all building improvements are in compliance with building setback requirements.

C - 2 - 15
SPAR - VALENCIA PAR

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-2-15
SPAR – Valencia Park

METROPOLITAN PLANNING COMMISSION
STAFF REPORT - February 4, 2015

Agenda Item No. 12

District: B/Everson
District: 3/Williams

CASE NO. C-2-15: ZONING REQUEST AND USE APPROVAL WITH SITE PLAN

Applicant: SPAR
Owner: City of Shreveport
Location: 1800 Viking Drive, East side of Viking Drive, approximately 760 feet north of East Olive Street
Existing Zoning: R-1H
Request: Rezone to B-1, Use and Site Plan Approval
Proposed Use: Expansion of an Existing Park Recreation Center (Valencia Park)

GENERAL INFORMATION:

- This is the current location of Valencia Park located in the Stoner Hill Neighborhood and is located immediately adjacent to the campus of Caddo Magnet High School. In addition to open green space, the park contains two indoor facilities, an outdoor basketball court, a community garden, and a play area with equipment.
- Currently parks, pavilions, recreation centers or playgrounds are uses that are currently allowed by right in the R-1H district. However, indoor uses are not allowed by right in this district. The B-1 district does allow indoor park uses with MPC use approval.
- There is a previous ZBA case that is associated with this property (BAC-99) – This 1963 case is associated with the original approval for the school use. This site was acquired by the City of Shreveport from the School District for a swimming facility in 1969 and has evolved through the years into its current use.
- Since the School District is the original owner of this property, there is a long standing spirit of cooperation between the two entities. Due to the compatibility of uses and a similar mission, decades of shared use of the facilities has allowed this site to function in some regard as a unified campus although a property boundary separates the real estate. Although no formal agreement exists, the School District has allowed the use of their parking facilities for park functions since the hours of use overlap most of the time. The site plan clearly indicates that the old pool house, a portion of the existing pool, playground and a portion of the community garden currently encroach on the School District's property to the north. **An effort should be made by the applicant to obtain ownership and plat the newly acquired property as part of a lot of record for the entire park boundary.**

SITE PLAN CONSIDERATIONS:

- The site contains two existing structures. The structure located on the extreme northerly portion of the property is the original community center that once functioned as the pool house. The pool is still in place but has been out of service for a number of years. Now that the pool is no longer functioning, the old pool house is used only for general storage associated with the current facility. As funds come available in the future the pool will either be renovated for re-use or demolished completely. The pool is currently secured within a locked chain link fence.
- The second existing structure is the location of the existing community center. This facility will be renovated to convert the existing gym space to a multi-functional space that will primarily be utilized for arts and crafts. This facility will be expanded by the addition of a kitchen, restrooms and a regulation size gymnasium including bleachers totaling 80 seats. There are two outdoor spaces that are enclosed by a brick wall that are utilized for mechanical equipment.
- SPAR has its own dump truck that picks up trash once a week. We requested that a small area enclosed by a solid wood fence containing enough space for two or three refuse containers be indicated on the site plan. No clear indication of this feature can be found on the site plan.
- There is a curb cut (driveway) indicated along Viking Drive that terminates into parking spaces. This driveway will be removed.
- The site plan indicates 36 parking spaces that are contained within the boundary of the property owned and controlled by the City of Shreveport. However, the 252 parking spaces owned and operated by the School District have been utilized for overflow parking for decades. The applicant has indicated their desire to enter into a formal agreement with the Caddo Parish School District, but have not yet had the opportunity to formalize those agreements. SPAR has obtained formal approval for shared access of driveways that facilitate the use of the parking lot, but a formal agreement has not been obtained.
- All enclosed structures contained within this site (including new additions) total 16,978 Square Feet. All outdoor uses total 36,912 Square Feet.
- The architect of record has indicated on the plans submitted that 170 parking spaces are required. However, the exact use as described by the applicant does not have a parking ratio defined in the zoning ordinance. The ordinance requires that the Zoning Administrator make a determination of need if the use is not specifically listed in the required parking table. **The determination is that the indoor use will require one parking space for every 500 square feet of gross floor area and one parking space for every 1,000 square feet for the outdoor recreational uses.** These ratios are commonly excepted ratios based on current best practices in zoning ordinances nation-wide. **Based on the ratios described above, the parking requirement would be a total of 72 parking spaces. Leaving a deficit of 36 parking spaces.**
- The applicant has indicated that the most of their participants live in the neighborhood and use alternative means of transportation in lieu of passenger vehicles as their primary means of accessing the site. The heaviest use of the facility for passenger vehicles occurs before 8:00 AM and after 5:00 PM at a time the parking lot for the school is not being utilized. There may be rare occasions when the school has events after 5:00 PM, but it is not expected that the demand would exceed the parking spaces currently provided.
- Storm Water detention is not indicated on the site plan. The applicant has indicated that the engineer of record for this project is currently preparing the final plans. In conversations with the City Engineers office, we have determined that only the new storm water run-off generated by the introduction of impervious surface associated with the new construction will be required to be accommodated in the plan.
- The attached landscaping plan indicates compliance with ordinance requirements.

MASTER PLAN CONSIDERATIONS:

The future land use designation for this property is Residential Low (Single Family) which encourages single-family houses, schools and churches.

STAFF RECOMMENDATIONS:

Staff recommends approval of this application subject to the following stipulations:

- A subdivision plat shall be submitted to and approved by the MPC that defines the park boundaries including the area that currently encroaches into the school property to the north.
- Obtain a parking agreement from the Caddo Parish School District that allows for the use of a minimum of 36 parking spaces for use except during the hours of 7:00 AM to 4:00 PM weekdays while school is in session.
- Additional property shall be obtained from the Caddo Parish School District and incorporated into a single lot of record that is of sufficient size and configuration to legally contain all of the existing and planned improvements.
- A revised site plan shall be submitted to and approved by the Executive Director that indicates the following:
 - The location of an area enclosed by a six foot high solid wood fence containing enough space for two or three refuse containers.
 - The location and description of any improvements that will manage storm water detention including above ground basins or subsurface detention systems.
 - Indicate all property boundaries modified by the requested plat of the property on the site plan with dimensions that clearly demonstrate that all building improvements are in compliance with building setback requirements.

PUBLIC'S ASSESSMENT

8

There was no opposition present.

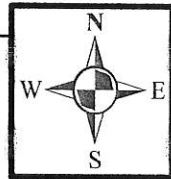
BOARD'S DECISION

The Board voted 9-0 to recommend approval of this application subject to compliance with the following stipulations:

1. A subdivision plat shall be submitted to and approved by the MPC that defines the park boundaries, including the area that currently encroaches into the school property to the north.
2. Obtain a parking agreement from the Caddo Parish School District that allows for the use of a minimum of 36 parking spaces for use except during the hours of 7 a.m. to 4 p.m. weekdays while school is in session.
3. Additional property shall be obtained from the Caddo Parish School District and incorporated into a single lot of record that is of sufficient size and configuration to legally contain all of the existing and planned improvements.
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The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision. A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-2-15



SCALE: 1" = 200'

Martha

Herndon

R-1H

R-1H

R-3

R-1H-E

Viking

R-1H
to B-1

R-1H

Martha

R-A

Olive

Ce Galloway

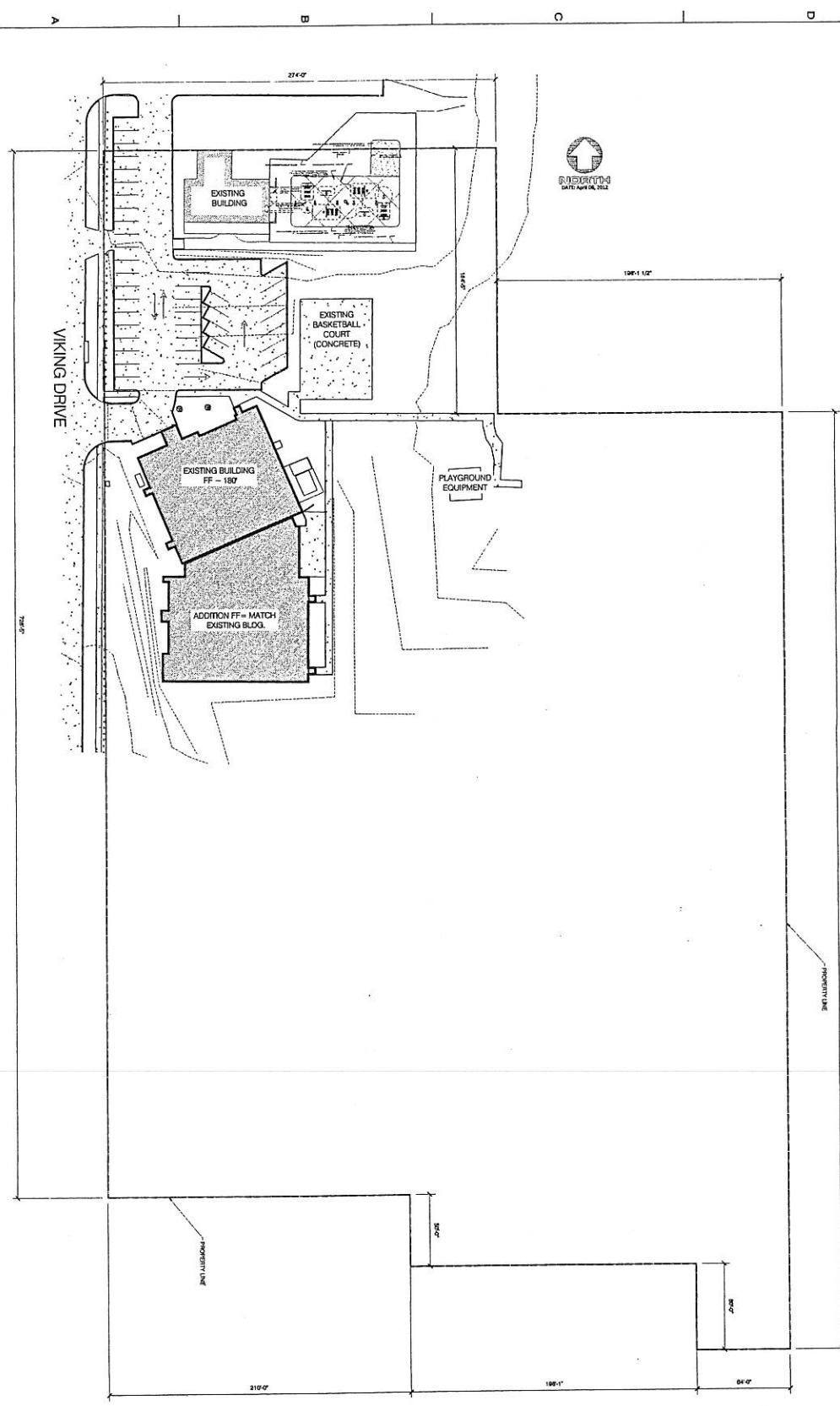
300' NOTIFICATION
AREA

R-1H

Freewater

R-1

1 SITE PLAN
Scale: 1/8" = 1'-0"



NO.	DATE	PROJECT NO.	SHEET
1	12/01	JA 1201	AO.01

SITE
PLAN

Valencia Park Community Center
100' x 100' site plan
1/8" = 1'-0"



VALENCIA PARK
COMMUNITY CENTER

ia
iARCHITECTURE

REQUESTED ZONING

B-1

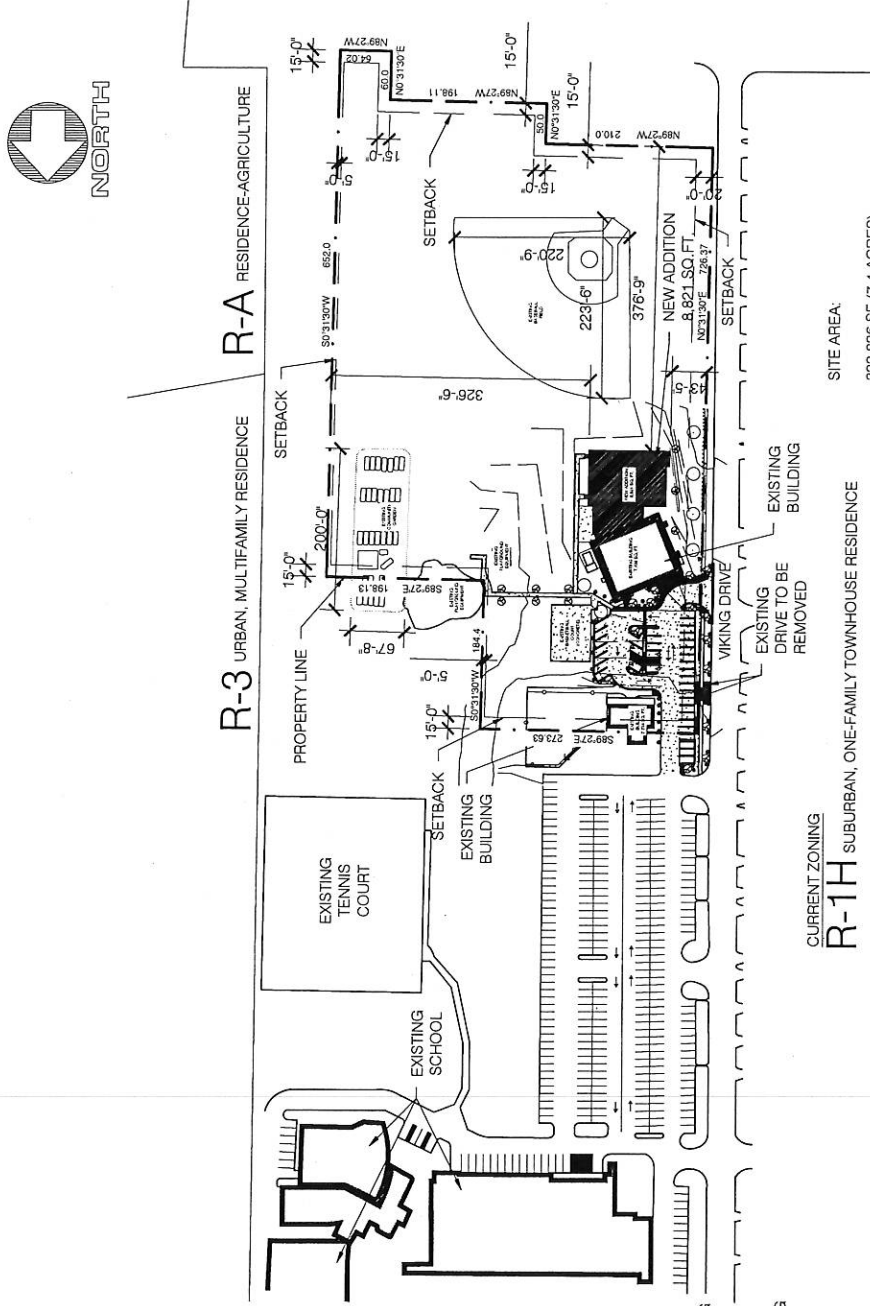
BUFFER BUSINESS
 FRONT YARD SETBACK - 20 FEET
 SIDE YARD SETBACK - 5 FEET
 REAR YARD SETBACK - 15 FEET
 HEIGHT LIMIT - 35 FEET

PARKING REQUIREMENTS

OCCUPANT LOAD: 512
 PARKING REQUIRED: 170
 ON-SITE PARKING PROVIDED: 36
 EXISTING OVERFLOW PARKING PROVIDED: 252
 TOTAL PARKING PROVIDED: 288

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE - 5 FEET WIDE LANDSCAPE STRIP
 ALONG STREET FRONTAGE
 1 LARGE TREE/60 FEET OF LANDSCAPE STRIP OR
 1 SMALL TREE/30 FEET OF LANDSCAPE STRIP
 MINIMUM STREET FRONTAGE TREES REQUIRED: 3 LARGE TREES OR 6 SMALL TREES
 PARKING LOT LANDSCAPING - 25 SQ FT FOR EVERY PARKING SPACE
 PARKING LOT LANDSCAPING REQUIRED: 575 SF
 1 LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES
 PARKING LOT TREES PROVIDED: 3 LARGE



CURRENT ZONING

R-1H SUBURBAN, ONE-FAMILY TOWNHOUSE RESIDENCE

REQUESTED ZONING CHANGE

B-1 BUFFER BUSINESS

SITE AREA:

322,826 SF (7.4 ACRES)

EXISTING BUILDING AREA:

7,499SF

NEW ADDITION AREA:

9,479SF

TOTAL BUILDING AREA:

16,978

PROPOSED SITE PLAN

SCALE: 1" = 150'-0"

EXISTING ZONING

R1-H

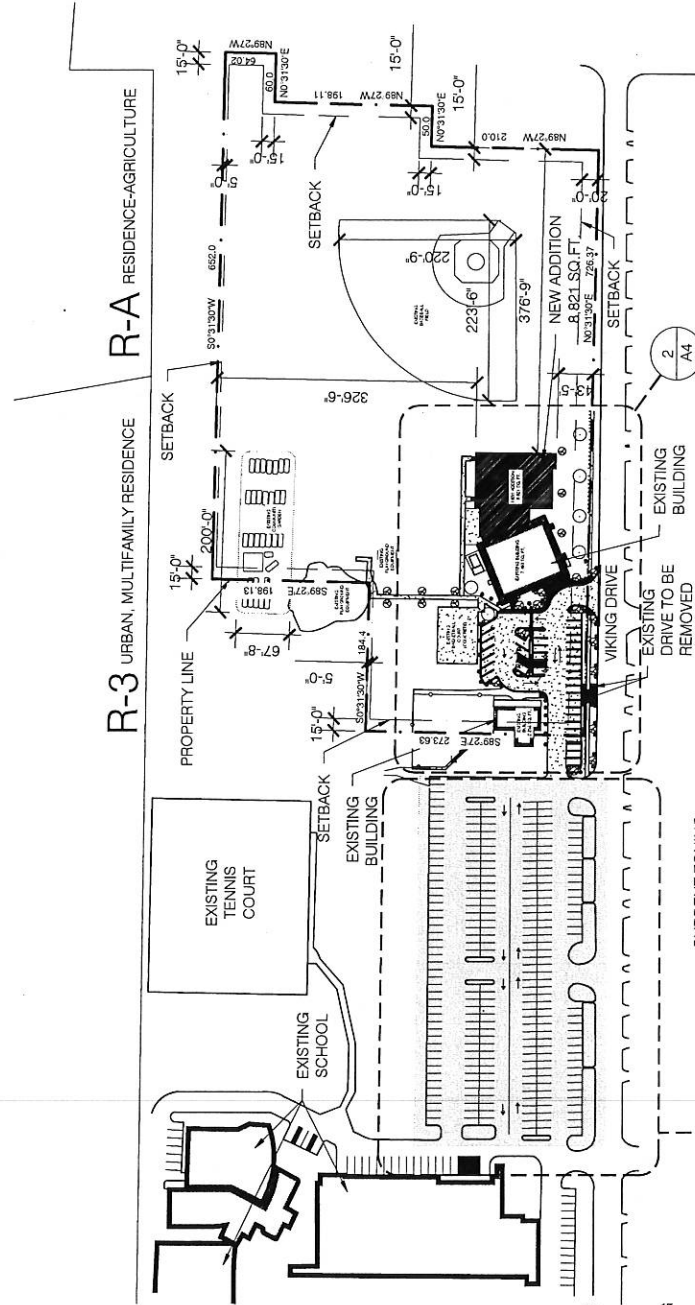
SUBURBAN, ONE FAMILY TOWNHOUSE RESIDENCE
FRONT YARD SETBACK - 20 FEET
SIDE YARD SETBACK - 5 FEET
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MINIMUM STREET FRONTAGE TREES REQUIRED: 3 LARGE TREES OR 6 SMALL TREES
PARKING LOT LANDSCAPING - 25 SQ FT FOR EVERY PARKING SPACE
PARKING LOT LANDSCAPING REQUIRED: 576 SF
1 LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES
PARKING LOT TREES PROVIDED: 3 LARGE



PROPOSED SITE PLAN

SCALE: 1" = 150'-0"

SITE AREA:

322,826 SF (7.4 ACRES)

EXISTING BUILDING AREA:

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NEW ADDITION AREA:

9,479SF

TOTAL BUILDING AREA:

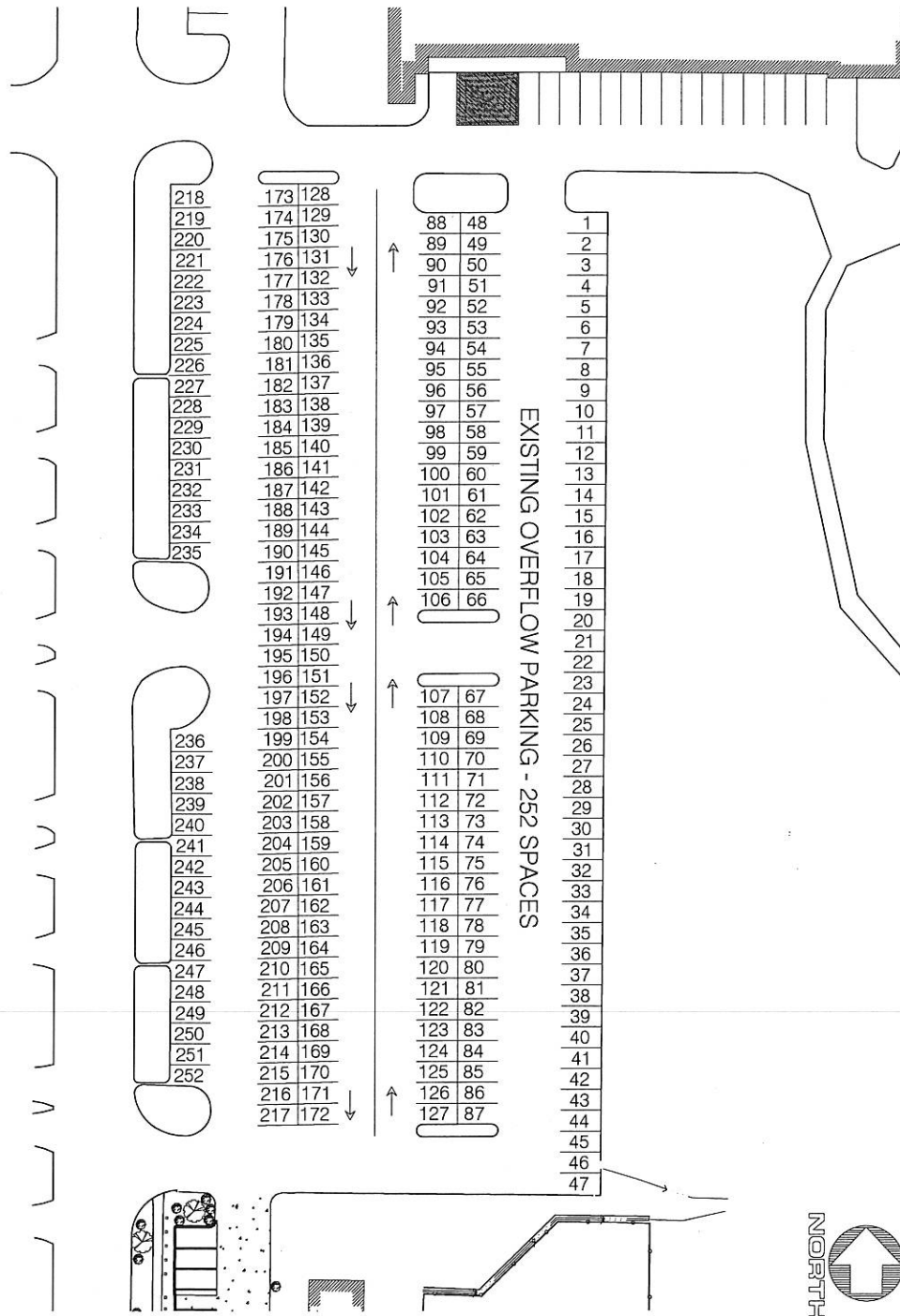
16,978

VALENCIA PARK
COMMUNITY CENTER

A1

DATE: 1.20.14

ENLARGED SITE PLAN
SCALE: 1" = 50'-0"



A3
DATE: 1.20.14

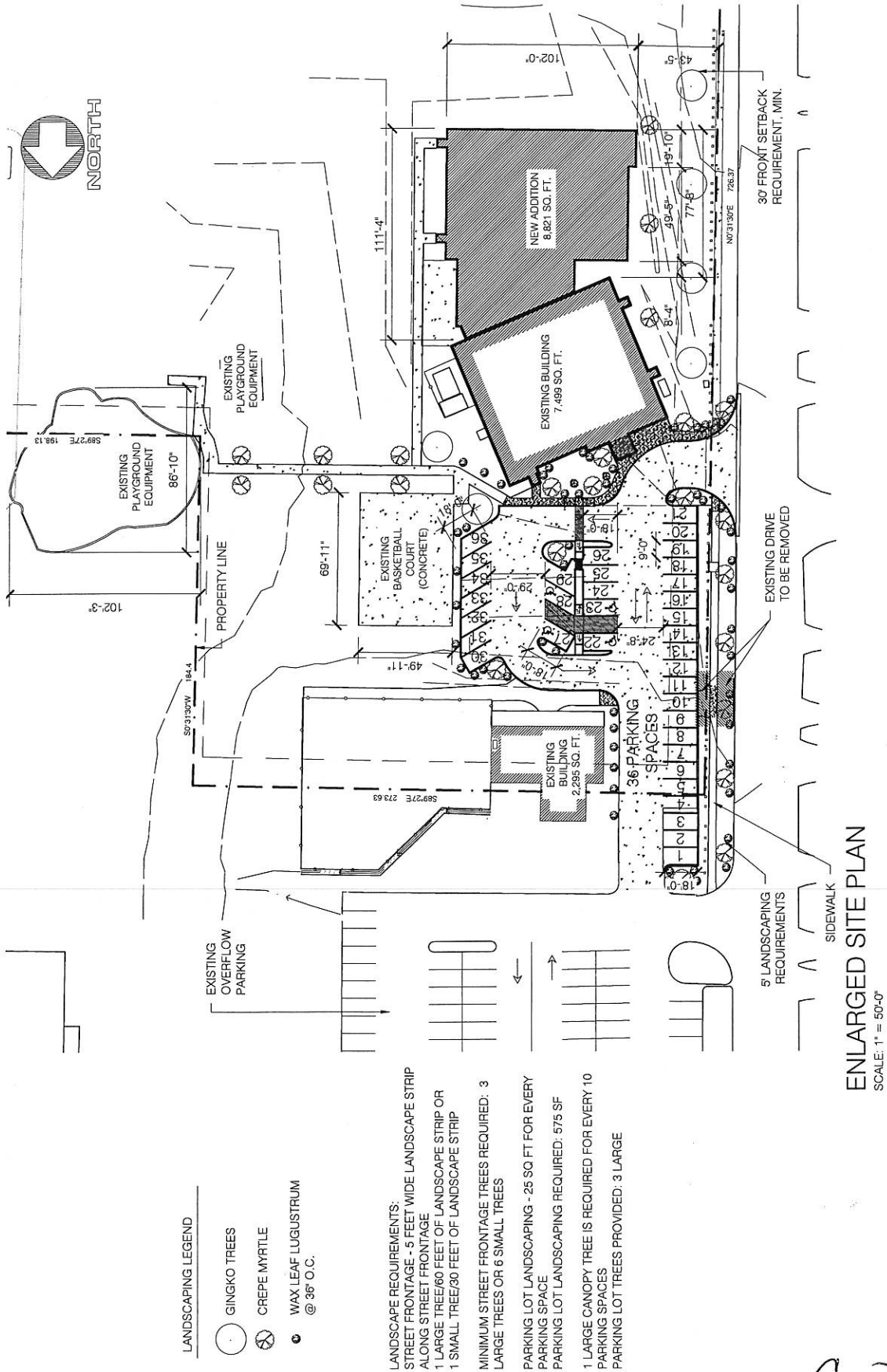
VALENCIA PARK
COMMUNITY CENTER

iA
iARCHITECTURE
417 LAKE STREET SHREVEPORT, LA 71101 318.828.1637

C-2-15

VALENCIA PARK COMMUNITY CENTER

A4
DATE: 1.20.14



C-2-15

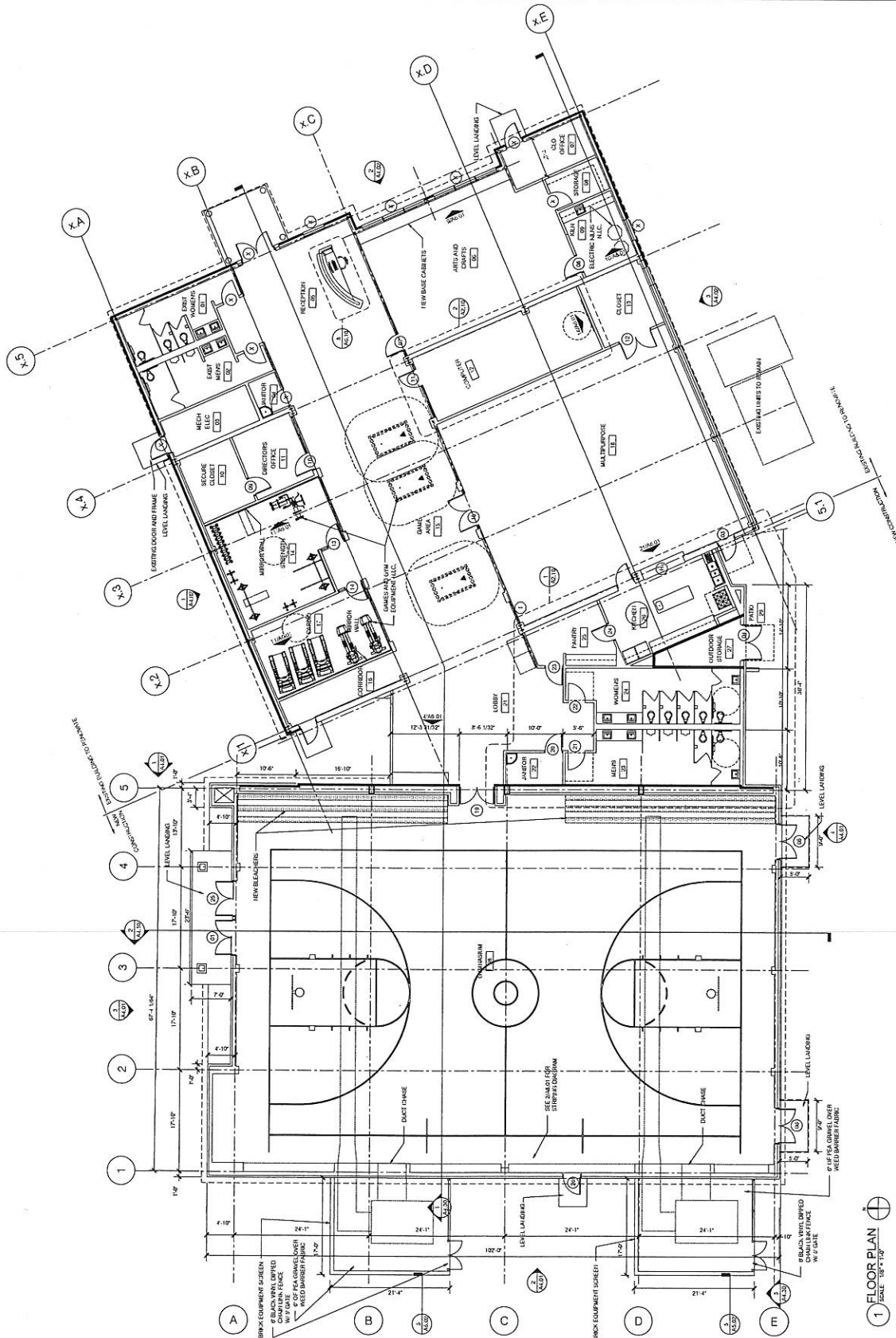




Legend
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PROJECT NO:		IA 1201	
SHEET		A2.01b	
REVISIONS	NO.	DATE	
	1	1-6-2015	

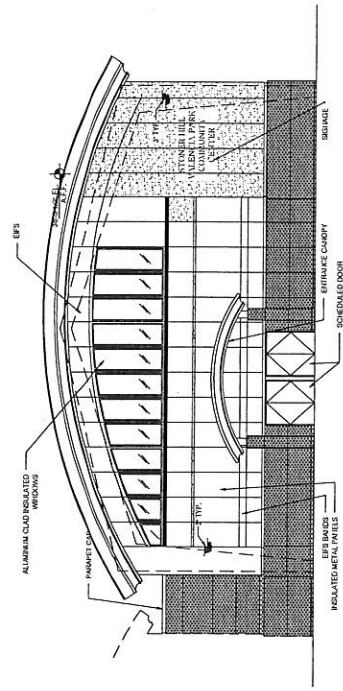


1 FLOOR PLAN
SCALE 1/8" = 1'-0"

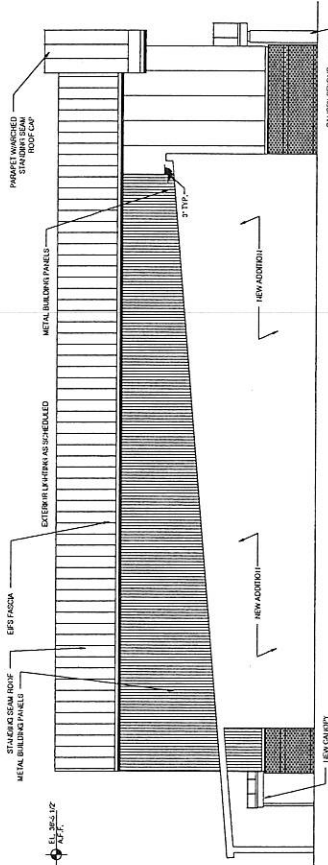




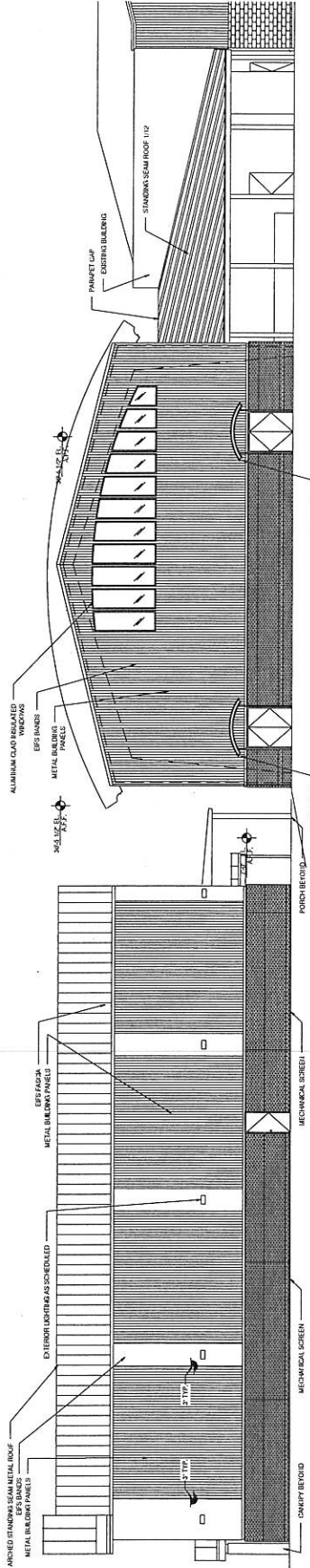
THIS DRAWING IS THE PROPERTY OF JACOBI + JOHNSON, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACOBI + JOHNSON, INC.



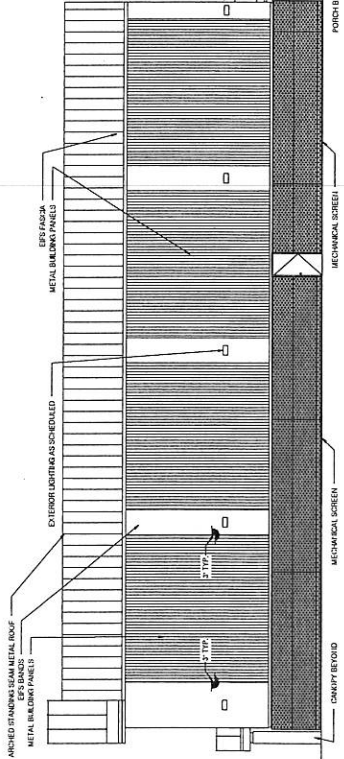
2 ELEVATION
SCALE: 1/8" = 1'-0"



1 ELEVATION
SCALE: 1/8" = 1'-0"



4 ELEVATION
SCALE: 1/8" = 1'-0"



3 ELEVATION
SCALE: 1/8" = 1'-0"

5-2-15

APPLICATION: X CITY CASE PARISH CASE

APPLICANT'S NAME: City of Shreveport / SPAR

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

Valencia Park Community Center

MAILING ADDRESS FOR ALL CORRESPONDENCE:

505 Travis Street, Suite 560 PHONE: 318-673-7721
(between 8:00 & 5:00)

Shreveport, Louisiana ZIP CODE: 71101 FAX #

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

R - 1H B1
MPC APPROVAL ☒ SITE PLAN ☒ PBG APPROVAL ☐ PUD APPROVAL ☐

PROPOSED USE: Community Center

EXISTING USE: Community Center

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: Renovation of existing building & addition of gym

REASON FOR APPLICATION (justification for zoning change): Site plan approval & change zoning to agree with
traditional use of the site

ADDRESS OF SITE: 1800 Viking Drive Shreveport, Louisiana 71101

ASSESSOR'S ACCOUNT NUMBER: 171305-002-0006-00

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: 8 ACS. M/L - A TRACT OF LAND IN NE/4 SEC. 5 (17-13), LYING W. OF BAYOU PIERRE,

PER ASSRS. CITY PLAT 171305-2-6

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature

Cedric B. Glover

Name 505 Texas St Suite 560 Shreveport, LA 71101

Address

Signature C.B. Glover

Name

Address

Signature

Name

Address

Signature

ORIGINAL

C- - 2 '15

**STATEMENT OF INTENT
GENERAL REZONING**

APPLICANT'S NAME: City of Shreveport / SPAR

NATURE AND DESCRIPTION OF BUSINESS: Valencia Park Community Center, located in the heart of the Stoner Hill community, offers quality leisure programs & services that meet the needs of the entire Stoner Hill community.

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- X **ERROR** (there is a manifest error in the Zoning Ordinance)
- CHANGE IN CONDITIONS** (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY** (increased need for sites in addition to sites that are available)
- SUBDIVISION OF LAND** (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 32,338

SQUARE FEET OF STRUCTURE(S) 16,559

PARKING SPACES REQUIRED: 155 **SPACES PROVIDED:** 297

HOURS OF OPERATION (state proposed hours) M-F 8AM-8PM ; SAT 9AM-3PM ; Sunday - Closed
To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

**IS WATER PROVIDED
BY THE CITY OF SHREVEPORT?** yes

**IF NOT - WHAT IS THE SOURCE
OF WATER?** _____

**IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT?** yes

**IF NOT - WHAT IS THE SOURCE
OF SEWER?** _____

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? no

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, February 4, 2015 at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met for lunch prior to the public hearing.

Members Present

Lea Desmarteau, Chair
Alan Young, Vice Chair
Ronnie Remedies, Secretary
Dale Colvin
Winzer Andrews
Dr. Phillip Pennywell, Jr
LeVette Fuller
Bessie Smith
Nancy Cooper

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Diane Tullos, Office Administrator
Reginald Mims, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Deputy Director

Members Absent

None

Others Present

Kosha Gilbert, Assistant City Attorney

The hearing was opened with prayer by **MR. ANDREWS**.

The meeting was called to order & the procedure in hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Anyone wishing to comment on any item on the agenda not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. YOUNG**, seconded by **MR. COLVIN** to approve the minutes of the January 7, 2015 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: None. Absent: None.

CASE NO. C-2-15: ZONING & USE APPROVAL WITH SITE PLAN

SPAR

City of Shreveport

1800 Viking Dr (east side of Viking Dr, approximately 760' north of E Olive)

R-1H

R-1H to B-1 with Use & Site Plan Approval for the expansion of an existing park recreation center (Valencia Park)

Representative &/or support:

Mr. Tim Wachtel, Planner 3, SPAR (505 Travis Street, Shreveport, LA 71101)

There was no opposition present.

A motion was made by **MRS. SMITH**, seconded by **MR. YOUNG** to recommend approval of this application subject to compliance with the following stipulations:

1. A subdivision plat shall be submitted to and approved by the MPC that defines the park boundaries, including the area that currently encroaches into the school property to the north.
2. Obtain a parking agreement from the Caddo Parish School District that allows for the use of a minimum of 36 parking spaces for use except during the hours of 7 a.m. to 4 p.m. weekdays while school is in session.
3. Additional property shall be obtained from the Caddo Parish School District and incorporated into a single lot of record that is of sufficient size and configuration to legally contain all of the existing and planned improvements.
4. A revised site plan shall be submitted to and approved by the Executive Director that indicates the following:
 - a. The location of an area enclosed by a six foot high solid wood fence containing enough space for two or three refuse containers.
 - b. The location and description of any improvements that will manage storm water detention including above ground basins or subsurface detention systems.
 - c. Indicate all property boundaries modified by the requested plat of the property on the site plan with dimensions that clearly demonstrate that all building improvements are in compliance with building setback requirements.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, COLVIN, REMEDIES, YOUNG, & DR PENNYWELL**, & Meses. **DESMARTEAU, COOPER, SMITH, & FULLER**. Nays: None. Absent: None.